

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of JUNE, 1991, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, and two newspapers of general circulation throughout Baltimore County, the property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 27th day of August, 1991, at 2 o'clock P.M.

FILED 5/14/91 BY JLL
AN TIME OR DAY 1 HR 45 MIN TIME
PET REQUESTS TO BE HEARD
TOGETHER WITH ITEM # 445

J. Robert Hines
Zoning Commissioner of Baltimore County

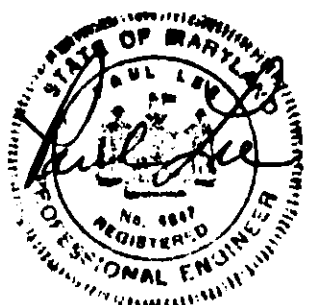
Paul Lee Engineering Inc.
304 W. Pennsylvania Ave.
Towson, Maryland 21204
301-221-5341

DESCRIPTION

44123 WASHINGTON BOULEVARD
THIRTEEN ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point located on the south side of Washington Boulevard, said point also being N 45°25'00" E 200 feet ± from the center of Old Washington Road; thence binding on the south side of Washington Boulevard, (1) N 45°25'00" E 75.00 feet, thence leaving said south side of Washington Boulevard, (2) S 48°06'10" E 107.09 feet to the north side of Old Washington Road, thence binding on the north side of Old Washington Road, (3) S 71°27'10" W 86.06 feet, thence leaving said north side of Old Washington Road, (4) N 48°06'10" W 69.24 feet to the point of beginning.

Containing 6,612.4 square feet of land, more or less.



Engineers — Surveyors — Site Planners 4/18/91
J.O.91003

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13th Date of Posting: August 4, 1991
Posted for: Harry J. Huntsman
Petitioner: Harry J. Huntsman
Location of property: 4123 Washington Boulevard, E. of Old Washington Road
Location of Sign: on front of 4123 Washington Boulevard
Remarks:
Posted by: S. Eric DiNenna
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/1, 1991

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/1, 1991.

THE JEFFERSONIAN,

S. Zate Olson
Publisher

\$ 83.92

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in the ARBUTUS TIMES, a weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/1, 1991.

ARBUTUS TIMES

S. Zate Olson
Publisher

\$ 83.92

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



COPY

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 8/1/91

Harry J. Huntsman
4123 Washington Boulevard
Halethorpe, Maryland 21227

RE:
Case Number: 91-501-A
S/S Washington Boulevard, 200' E of Old Washington Road
4123 Washington Boulevard
13th Election District - 1st Councilmanic
Petitioner(s): Harry J. Huntsman
HEARING: TUESDAY, AUGUST 27, 1991 at 9:00 a.m.

Dear Petitioner(s):

Please be advised that \$ 133.92 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: S. Eric DiNenna, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

JULY 1, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-501-A
S/S Washington Boulevard, 200' E of Old Washington Road
4123 Washington Boulevard
13th Election District - 1st Councilmanic
Petitioner(s): Harry J. Huntsman
HEARING: TUESDAY, AUGUST 27, 1991 at 9:00 a.m.

Special Hearing to approve an amended site plan as approved in zoning case #69-95-A. Variance to permit a 2 foot side yard in lieu of the required 30 feet; to permit a 6 foot rear yard in lieu of the required 30 feet; to permit parking setbacks of 2 feet and 4 feet in lieu of the required 10 feet; to permit 7 parking spaces in lieu of the required 12 spaces; to permit a minimum parking aisle width of 17 feet in lieu of the required 20 feet; that the property owner not be required to provide a loading area; to allow the driveways and parking areas not to be paved or macadamized, but to have a crusher run surface; and that the property owner not be required to provide a permanently striped parking area.

Zoning Commissioner of
Baltimore County

cc: Harry J. Huntsman
S. Eric DiNenna, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

July 31, 1991

S. Eric DiNenna, Esquire
409 Washington Avenue, Ste 600
Towson, MD 21204

RE: Item No. 446, Case No. 91-501-SPHA
Petitioner: Harry J. Huntsman
Petition for Special Hearing and
Zoning Variance

Dear Mr. DiNenna:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Harry J. Huntsman
4123 Washington Blvd
Halethorpe, MD 21227

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this

5th day of June, 1991.

ARNOLD JABLON
DIRECTOR

Received By:

Chairman,
Zoning Plans Advisory Committee

Petitioner: Harry J. Huntsman

Petitioner's Attorney: S. Eric DiNenna

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: June 27, 1991

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: John Dietz/Harry J. Huntsman, Item No. 445 and 446

In reference to the petitioners' request, staff offers the following comments:

Based upon a site visit to the property and the information provided, this office recommends that the applicants' requested setback variances be granted conditioned upon the following:

- The auto parts building at 4121 Washington Boulevard suffers from a degree of deferred maintenance. For example, the building needs painting and a 4'X 8' sign affixed to the front wall should be replaced.
- The rear of both properties have no provision for the screening of abutting residential properties. Therefore, a fence should be erected on the applicants' sites with suitable landscaping facing the homes along Old Washington Road.
- The applicants should file a landscape plan with the Baltimore County landscape planner for approval by the deputy director of the Office of Planning and Zoning. Subsequent to approval of the plan, it shall be submitted to the zoning office and maintained in the official file. While staff does not generally support variances to the required durable and dustless surface regulations, in this case, we defer to the Department of Environmental Protection and Resource Management whose input in this particular case is important due to the location of a drainage swale.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm
ITEM445.446/2AC1

BALTIMORE COUNTY, MARYLAND
Inter-office Correspondence

TO: Zoning Commissioner, Office of Planning & Zoning
FROM: Robert C. Merrey, Jr. (R.C.M.)
DATE: June 13, 1991
SUBJECT: Zoning Variance Request, ZAC #446

Property Owner: Barry Huntsman
Location: 4123 Washington Boulevard
Existing Zoning: B.R.-C.S.-1
Area: 5,986 square feet
District: 13th Election District, 1st Councilmanic District

This office recommends approval of crusher-run "crushed stone" in lieu of the required durable and dustless surface for the parking area. All crusher-run surfaces are to be treated in accordance with Environment Article 26.11.06.03 D (2) in order to prevent particulate matter from becoming airborne. Treatment and maintenance of this surface is an owner responsibility and will be on a continuing basis as necessary to control airborne particulate.

tk
cc: Zoning Variance File

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(301) 887-4500

MAY 31, 1991

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: HARRY J. HUNTSMAN
Location: #4123 WASHINGTON BOULEVARD
Item No.: 446 Zoning Agenda: JUNE 4, 1991

Centlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 161 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *[Signature]* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/FFK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: June 3, 1991
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting for June 4, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 431, 441, 442, 443, 448, 449, and 451.

For Items 432, 439 and 444, the previous County Review Group comments are still applicable.

For Items 445, 446, 450 and 453, County Review Group Meetings are required.

For Item 447, this site is subject to the previous minor subdivision comments.

[Signature]
Robert W. Bowling, P.E., Chief,
Developers Engineering Division

RWB:s

received
6/14/91

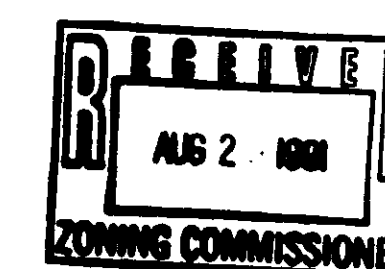
BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: August 22, 1991

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili
SUBJECT: Z.A.C. Comments

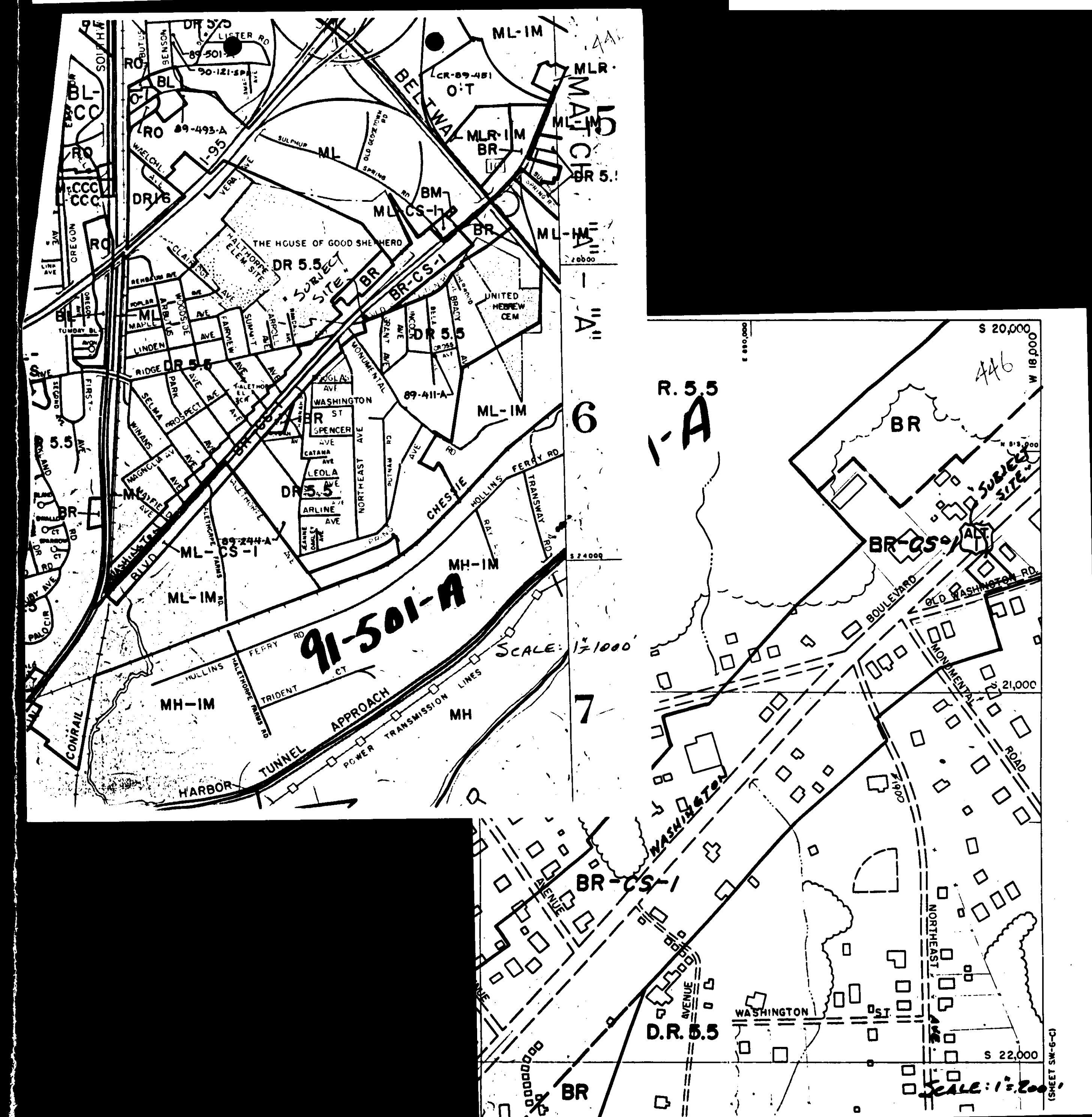
Z.A.C. MEETING DATE: June 4, 1991
ITEM NUMBER: 446



The proposed parking spaces may be difficult to utilize.

[Signature]
Rahee J. Famili
Traffic Engineer II

RJF/ld



PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
JIM HUNTSMAN	4123 WASH BLVD
JOHN DIERZ	4123 WASH BLVD

APPLICATION FOR BUILDING PERMIT

PERMIT #: B152451 CONTROL #: C-046-93 DIST: 13 PREC: 05

LOCATION: 4123 WASHINGTON BLVD
SUBDIVISION: SES WASHINGTON BLVD
TAX ASSESSMENT #: 1320550230

OWNERS INFORMATION
NAME: HUNTSMAN, HARRY & DARLENE
ADDR: 1720 BALDWIN DR. 21108

APPLICANT INFORMATION
NAME: HARRY HUNTSMAN
COMPANY: ALLIED-STARTER & ALTERNATE SERVICES
ADDR1: 4123 WASHINGTON BLVD.
ADDR2: BALTIMORE, MARYLAND 21227
PHONE #: 247-0736 LICENSE #:

NOTES
JAB/DDP

TRACT: CONST 0 BLOCK: PLOT 0 R PLAT 0 DATA 0 ELEC NO PLUM NO

TENANT: CONTRACTOR OWNER

ENGR: SELLER

WORK: CONSTRUCT (1) STY ADD. ATTACHED TO SIDE OF EXIST. SERVICE GARAGE TO BE USED AS STORAGE. ANY ADDITIONAL WORK REQUIRES SEPARATE PERMIT. SEE CASE #91-501-SPHA. REFER TO EXP. PERMIT B111862, C-2131-91 FOR CONSTR. & SITE PLANS. CONSTR. PLANS WAIVED PER RSW. 16X40X16=640 SQ. FT.

PROPOSED USE: SERVICE GARAGE/MFG. & ADDITION
EXISTING USE: SERVICE GARAGE/MFG.

BLDG. CODE: BOCA CODE
RESIDENTIAL CATEGORY: OWNERSHIP: PRIVATELY OWNED
ESTIMATED COST OF MATERIAL AND LABOR: 15,000.00

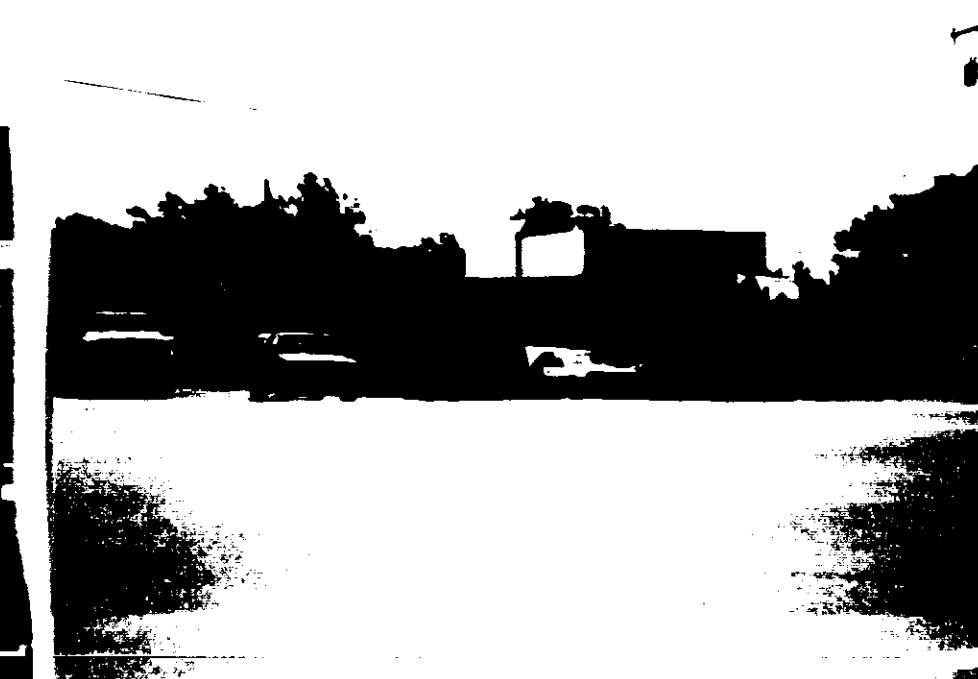
TYPE OF IMPRV: ADDITION
USE: SERVICE STATION, REPAIR GARAGE
FOUNDATION: SLAB BASEMENT: NONE
SEWAGE: PUBLIC EXIST WATER: PUBLIC EXIST
CONSTRUCTION: MASONRY FUEL:
CENTRAL AIR:

SINGLE FAMILY UNITS
TOTAL 1 FAMILY BEDROOMS
MULTI FAMILY UNITS
EFFICIENCY (NO SEPARATE BEDROOMS): NO. OF 1 BEDROOM
NO. OF 2 BEDROOMS: NO. OF 3 BEDROOMS OR MORE
TOTAL NO. OF BEDROOMS: TOTAL NO. OF APARTMENTS

PETITIONER(S) EXHIBIT ()

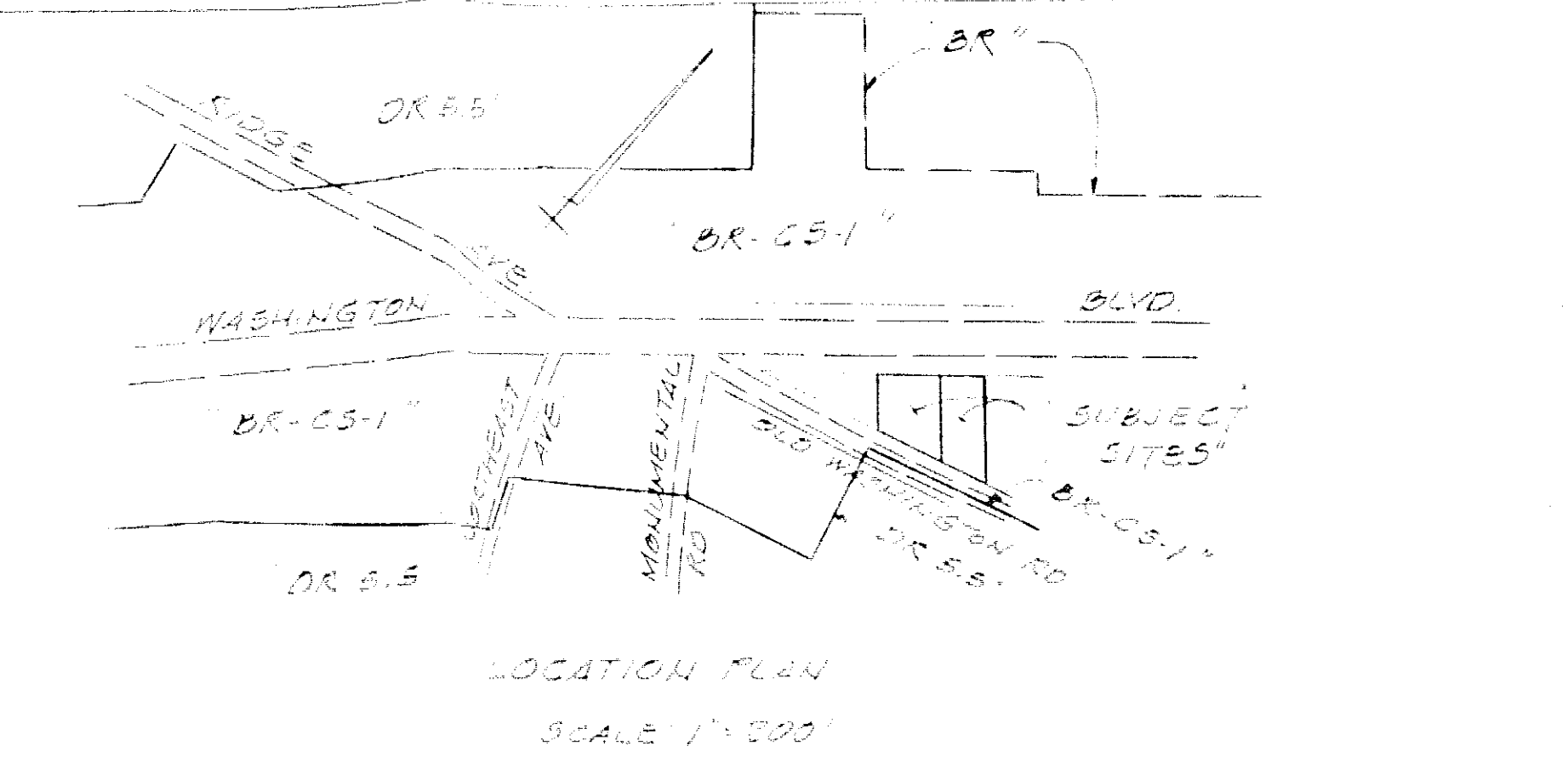


PETITIONER(S) EXHIBIT ()



PETITIONER'S
EXHIBIT 2

PETITIONER'S
EXHIBIT 3



- NOTE: NO STORAGE OF DAMAGED OR DISABLED
MOTOR VEHICLES OR PARTS IS PROPOSED

PLAT TO ACCOMPANY PETITION
FOR

18TH ELECT. DIST. BALTIMORE COUNTY, MD.
SCALE: 1"=20' APRIL 18, 1991

PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

DiNENNA AND BRESCHI
ATTORNEYS AT LAW

GEORGE A. BRESCHI
ROBERT A. BRESCHI
OF COUNSEL
FRANCIS X. BORGERDING, JR.
JAMES H. BORGERDING, JR.
JAMES H. BORGERDING, JR.

MERCANTILE BLDG., SUITE 200
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 588-0280
FAX (410) 588-0284

S. ERIC DiNENNA
(1988-1991)
OF COUNSEL
JENKINS & AWALT

November 17, 1994

Timothy M. Kotroco
Deputy Zoning Commissioner for
Baltimore County
Court House
Towson, Maryland 21204

RE: Petition of Harry J. Huntsman
Case No.: 91-501-SPHA

Dear Mr. Kotroco:

Enclosed please find a copy of a Deed of Declaration and Easement between Harry Huntsman and Darlene Huntsman, his wife, and John Dietz and Patricia M. Dietz, his wife, and John Michael Dietz and Patricia Colleen Dietz recorded in the Land Records of Baltimore County at Liber 10632 folio 455. The enclosed was filed pursuant to Restriction Number 4 in your Opinion and Order dated August 28, 1991 in case number 91-501-SPHA.

As I have indicated in our previous conversation, S. Eric DiNenna was in the process of coordinating with Paul Lee, a license engineer, in order to prepare an Easement such as the enclosed at the time of his death in November of 1991. In fact, Mr. Lee sent Mr. DiNenna plans and descriptions for the enclosed Easement on November 15, 1991, a few days before Mr. DiNenna's death. Mr. DiNenna's untimely death and in addition the fact that Mr. DiNenna's file relating to this matter was never discovered after Mr. DiNenna's death, accounted for the fact that the enclosed was not filed directly after that time.

The enclosed is being sent along with this cover letter to request that you clarify that, under the circumstances of Mr. DiNenna's death, you do not consider the timeliness of a filing of the enclosed in violation of Restriction Number 4 or your stated intentions in your Opinion dated August 28, 1991 in case number 91-501-SPHA.

Would you please indicate your agreement that under the circumstances you do not consider the timeliness of the filing of the enclosed in violation of Restriction Number 4 or your stated intentions in your Order dated August 28, 1991 in case number 91-501-SPHA.

DiNENNA AND BRESCHI
ATTORNEYS AT LAW

Timothy Kotroco
Page 2
November 17, 1994

Thank you for your cooperation with regard to this matter.

Very truly yours,

FRANCIS X. BORGERDING, JR.

PXBjr:bjk

Reviewed and agreed to:

Timothy M. Kotroco
Timothy M. Kotroco
Deputy Zoning Commissioner for
Baltimore County

Date 12/12/94

010632.455

DEED OF DECLARATION AND EASEMENT

The Deed and Declaration of Easement made this 3rd day of June, 1994 by and between Harry Huntsman and Darlene Huntsman, his wife, ("Huntsman") and John Dietz, Patricia M. Dietz, his wife, ("Dietz") and John Michael Dietz and Patricia Colleen Dietz, ("Remainderman").

WHEREAS, Huntsman is the owner of all that real property described in a Deed dated June 28, 1989 recorded among the Land Records of Baltimore County in Liber 8751, Folio 213, and improvements thereon being known as 4123 Washington Boulevard; and

WHEREAS, Dietz and the Remaindermen are the owners of all the real property described in a Deed dated June 24, 1986 and recorded among the Land Records of Baltimore County in Liber 7209, Folio 771; Dietz therein being granted a life estate with powers the improvements thereon being known as 4121 Washington Boulevard; and

WHEREAS, the aforementioned properties are contiguous lots of ground which said properties share a common driveway for means of ingress and egress in and to Washington Boulevard a public road, lying situate in Baltimore County, State of Maryland; and

WHEREAS, the parties hereto have entered into this Deed of Declaration of Easement to establish, locate and describe the easement area for means of ingress and egress.

NOW THEREFORE, Witnesseth the parties hereto to hereby establish, grant and convey the hereinafter described easement and covenants;

FURTHER WITNESSETH that in consideration of One Dollar (\$1.00) and other good and valuable consideration the receipt and adequacy

AGRICULTURAL TRANSFER TAX
RECEIVED FOR TRANSFER
State Department of
Revenue & Taxation
Baltimore, Maryland
12/12/94

010632.456

of which is hereby acknowledged, the actual consideration being paid is zero dollars, Dietz, Remaindermen and their personal representatives, heirs, successors and assigns do hereby grant and convey unto Huntsman, their personal representatives, heirs, successors and assigns an Easement for the use and benefit of the property being known as 4123 Washington Boulevard over all that area described in Exhibit A, attached hereto and incorporated herein by way of reference, which said area is shown on the drawing attached hereto as Exhibit A-1; which said easement is granted for the purpose of ingress and egress between the properties of Huntsman, Dietz, the Remaindermen and the public roads bordering said properties. Dietz and the Remaindermen further covenant and agree that no buildings or similar structure shall be constructed in the easement area.

FURTHER WITNESSETH, that in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the actual consideration being paid being zero dollars Huntsman, his personal representative, heirs, successors and assigns do hereby grant and convey unto Dietz and the Remaindermen, their respective personal representatives, heirs, successors and assigns an easement for the benefit of property being known as 4121 Washington Boulevard over all that property described in Exhibit B attached hereto and incorporated herein by way of reference and further shown on the drawing attached hereto as Exhibit B-1; which said easement is for the purpose of ingress and egress between the properties of

2

010632.457

Huntsman, Dietz, the Remaindermen and the public roads bordering the said properties. Huntsman further covenants and agrees that no buildings or similar structure shall be constructed in the easement area.

FURTHER WITNESSETH, that in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, Huntsman, Dietz and Remainderman do further agree that the cost of maintaining the easement area shall be evenly divided between the parties hereto.

FURTHER WITNESSETH, that attached hereto as Exhibit C and incorporated herein by reference is a description of the entire easement area which said is recorded for the purposes of clarification and which said area shown on the drawing attached hereto as Exhibit C-1.

This document may be signed in counterparts.

WITNESS the hands and seals of the parties on the date first written above:

WITNESS:

Harry Huntsman
HARRY HUNTSMAN
Darlene Huntsman
DARLENE HUNTSMAN
John Dietz
JOHN DIETZ
Patricia M. Dietz
PATRICIA M. DIETZ
John Michael Dietz
JOHN MICHAEL DIETZ
Patricia Colleen Dietz
PATRICIA COLLEEN DIETZ
Scott H. Borgerding, Jr.
My Commission Expires 8/24/97

This is to certify that the within instrument has been prepared by or under the supervision of the undersigned attorney, admitted to practice in Maryland.

Francis X. Borgerding, Jr.
Francis X. Borgerding, Jr.

010632.459

NOTARY

State of Maryland
County of Baltimore

I HEREBY CERTIFY that on this 3 day of June, 1994, before me, a Notary Public of the State of Maryland, personally appeared HARRY HUNTSMAN, known to me to be the person whose name is subscribed to the aforesaid instrument, who acknowledged that he executed the same for the purpose therein contained.

Scott H. Borgerding, Jr.
Notary Public
My Commission Expires: 8/24/97

State of Maryland
County of Baltimore

I HEREBY CERTIFY that on this 3 day of June, 1994, before me, a Notary Public of the State of Maryland, personally appeared DARLENE HUNTSMAN, known to me to be the person whose name is subscribed to the aforesaid instrument, who acknowledged that she executed the same for the purpose therein contained.

Scott H. Borgerding, Jr.
Notary Public
My Commission Expires: 8/24/97

010632.460

NOTARY

State of Maryland
County of Baltimore

I HEREBY CERTIFY that on this 3 day of June, 1994, before me, a Notary Public of the State of Maryland, personally appeared JOHN DIETZ, known to me to be the person whose name is subscribed to the aforesaid instrument, who acknowledged that he executed the same for the purpose therein contained.

Scott H. Borgerding, Jr.
Notary Public
My Commission Expires: 8/24/97

State of Maryland
County of Baltimore

I HEREBY CERTIFY that on this 3 day of June, 1994, before me, a Notary Public of the State of Maryland, personally appeared PATRICIA M. DIETZ, known to me to be the person whose name is subscribed to the aforesaid instrument, who acknowledged that she executed the same for the purpose therein contained.

Scott H. Borgerding, Jr.
Notary Public
My Commission Expires: 8/24/97

010632.461

NOTARY

State of Maryland
County of Baltimore

I HEREBY CERTIFY that on this 3 day of June, 1994, before me, a Notary Public of the State of Maryland, personally appeared JOHN MICHAEL DIETZ, known to me to be the person whose name is subscribed to the aforesaid instrument, who acknowledged that he executed the same for the purpose therein contained.

Scott Howard Dietz
Notary Public

My Commission Expires: 8/24/97

NOTARY

State of Maryland
County of Baltimore

I HEREBY CERTIFY that on this 3 day of June, 1994, before me, a Notary Public of the State of Maryland, personally appeared PATRICIA COLEEN DIETZ, known to me to be the person whose name is subscribed to the aforesaid instrument, who acknowledged that she executed the same for the purpose therein contained.

Scott Howard Dietz
Notary Public

My Commission Expires: 8/24/97

7

Paul Lee P.E.

010632.462

Paul Lee Engineering Inc.
304 W. Pennsylvania Ave.
Towson, Maryland 21204
410-221-5341

November 8, 1991

No. 4121 Washington Boulevard
Part of 7209 folio 771
13th Election District, Baltimore County, Maryland

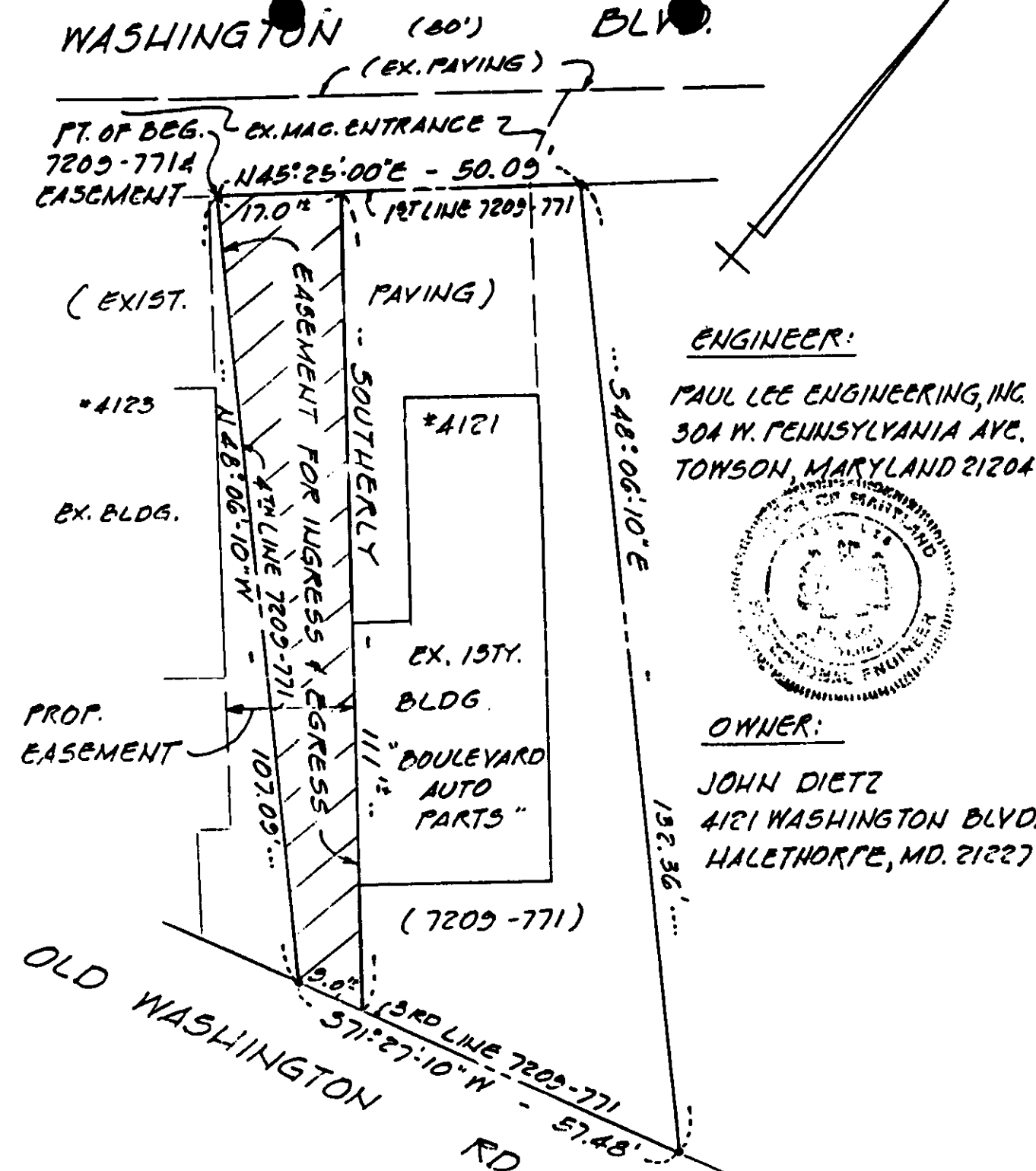
Beginning for the same on the south side of Washington Boulevard at the beginning of the 5986 square foot parcel of land which by deed dated June 24, 1986 and recorded among the land records of Baltimore County in liber 7209 folio 771 was conveyed by Legal Trustees, Inc. to John Dietz and wife, parties of the first part and Paul Joseph Dietz, et al, parties of the third part; thence running with and binding on part of the first line along the south side of Washington Boulevard, N 45°25'00" E - 17 feet²; thence running for a line of division Southerly - 111 feet² to intersect the third line, thence running with and binding on part of said third line and on the fourth line as follows: S 71°27'10" W - 9 feet² and N 48°06'10" W - 107.09 feet to the place of beginning.

EXHIBIT "A"

J.O. 91-003

Engineers - Surveyors - Site Planners

010632.463



PLAT TO ACCOMPANY DESCRIPTION
VARIABLE WIDTH EASEMENT
FOR INGRESS AND EGRESS
4121 WASHINGTON BOULEVARD
13TH ELECT. DIST. BALTIMORE CO., MD.
SCALE: 1" = 20' NOV. 14, 1991

EXHIBIT "A-1"

Paul Lee P.E.

010632.464

Paul Lee Engineering Inc.
304 W. Pennsylvania Ave.
Towson, Maryland 21204
410-221-5341

November 8, 1991

No. 4123 Washington Boulevard
Part of 8751 folio 213
13th Election District, Baltimore County, Maryland

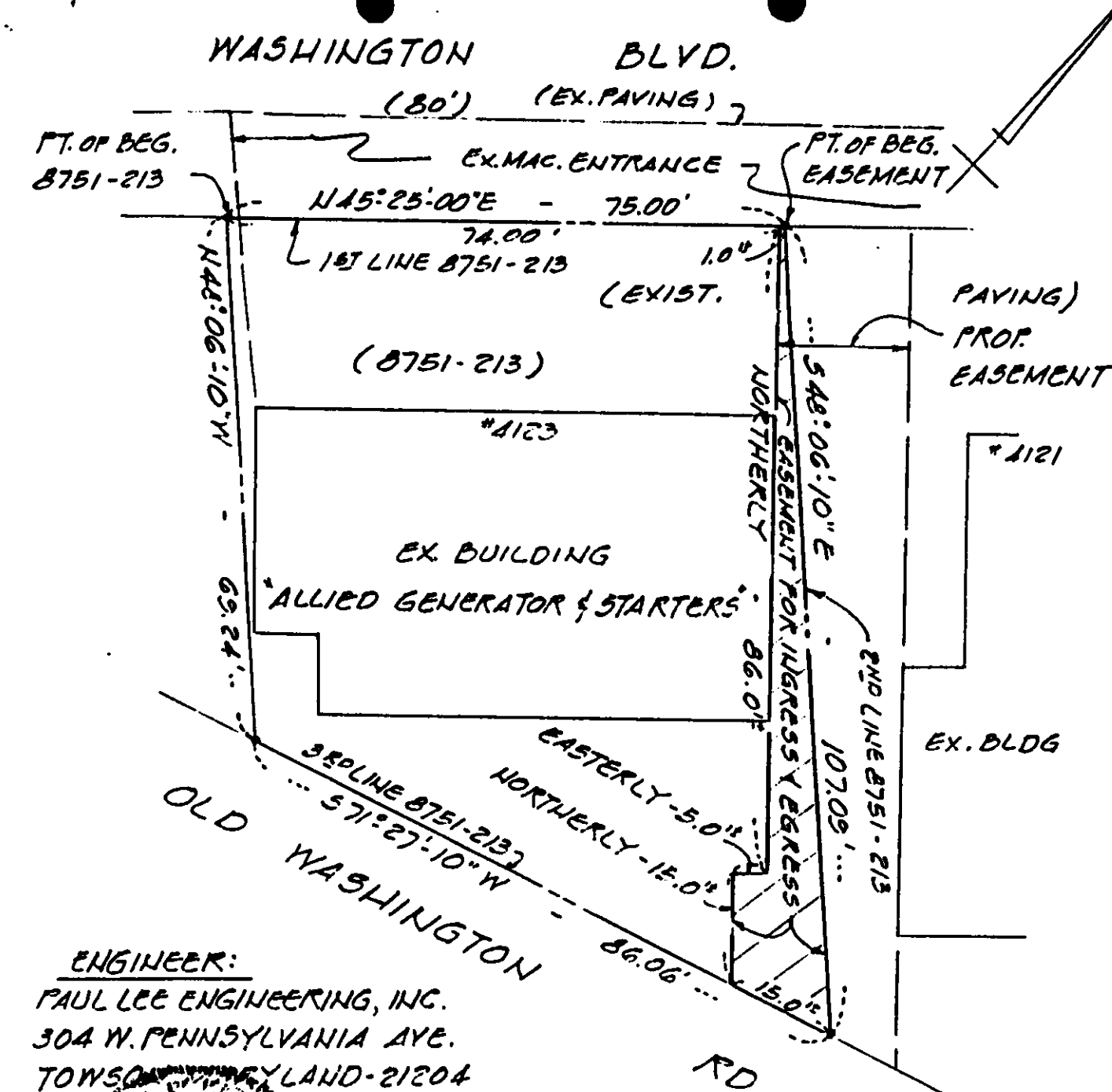
Beginning for the same on the south side of Washington Boulevard at the beginning of the second line of the 6600 square foot parcel of land which by deed dated June 28, 1989 and recorded among the land records of Baltimore County in liber 8751 folio 213 was conveyed by Robert A. Totis and wife, et al to Harry J. Huntsman and wife; thence leaving Washington Boulevard and running with and binding on the second line S 48°06'10" E - 107.09 feet²; thence running with and binding on part of the third line S 71°27'10" W - 15 feet²; thence running for a line of division in a northerly direction 15 feet²; thence in a easterly direction 5 feet²; thence in a northerly direction 86 feet²; to the south side of Washington Boulevard and to intersect the first line in deed above referred to, thence running with and binding on part of said first line along the south side thereof N 45°25'00" E - 1 foot² to the place of beginning.

EXHIBIT "B"

J.O. 91-003

Engineers - Surveyors - Site Planners

010632.465



ENGINEER:
PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204



OWNER:
HARRY J. HUNTSMAN
4123 WASHINGTON BLVD.
HALETHORPE, MD. 21227

PLAT TO ACCOMPANY DESCRIPTION
VARIABLE WIDTH EASEMENT
FOR INGRESS AND EGRESS
4123 WASHINGTON BOULEVARD

13TH ELECT. DIST. BALTIMORE CO., MD.
SCALE: 1" = 20' NOV. 14, 1991

EXHIBIT "B-1"

010632.466

Paul Lee P.E.

Paul Lee Engineering Inc.
304 W. Pennsylvania Ave.
Towson, Maryland 21204
410-221-5341

November 8, 1991

No. 4121 and 4123 Washington Boulevard
13th Election District, Baltimore County, Maryland

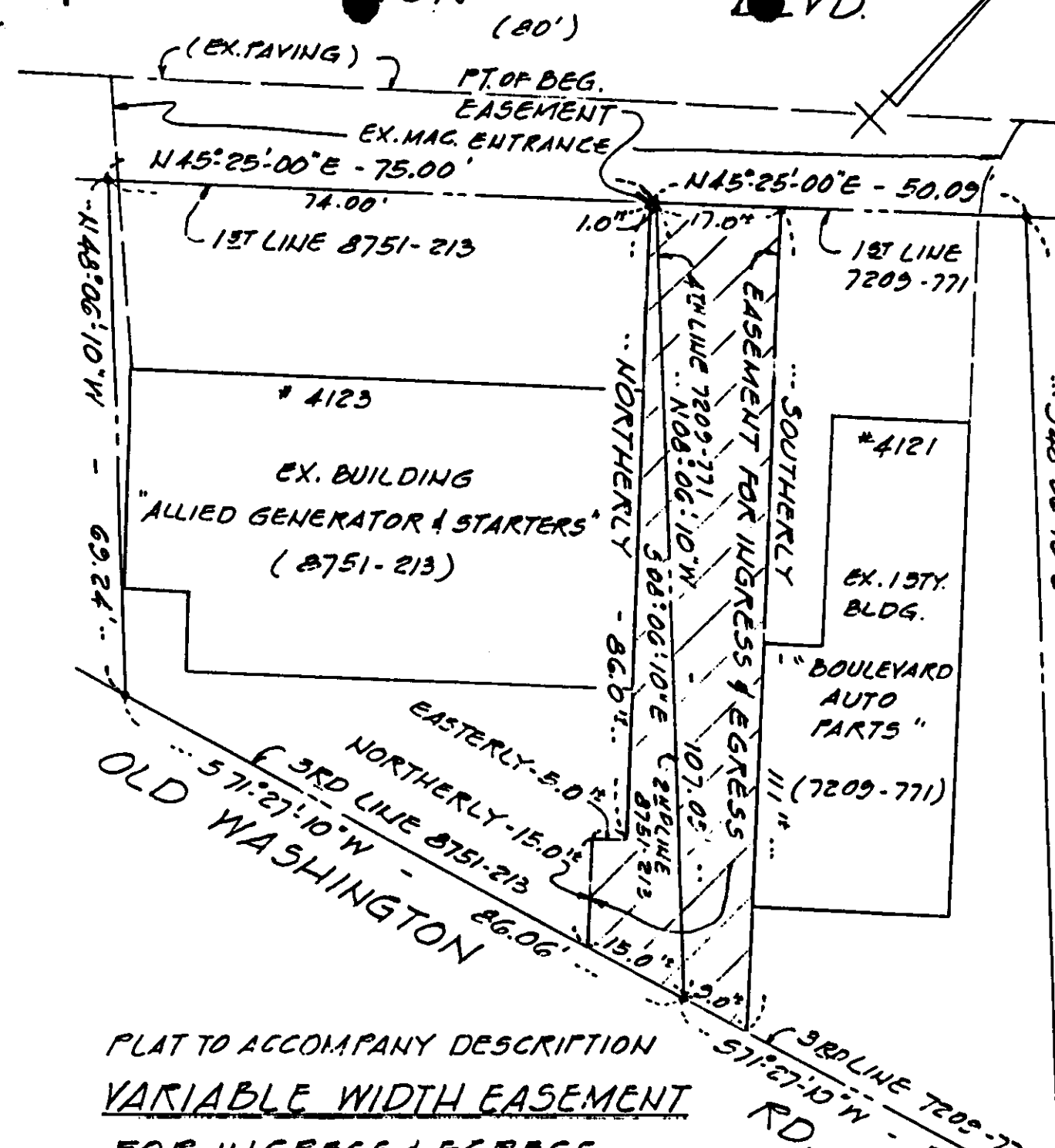
Beginning for the same on the south side of Washington Boulevard at a point on the first line of the 6600 square foot parcel of land which by deed dated June 28, 1989 and recorded among the land records of Baltimore County in liber 8751 folio 213 was conveyed by Robert A. Totis and wife, et al to Harry J. Huntsman and wife; said point of beginning being 74 feet ± measured northeasterly along said first line from the beginning thereof, thence running with and binding on part of the first line along the south side thereof N 45°25'00" E - 1 foot² to the beginning of the 5986 square foot parcel of land which by deed dated June 24, 1986 and recorded among the land records of Baltimore County in liber 7209 folio 771 was conveyed by Legal Trustees, Inc. to John Dietz and wife, parties of the first part and Paul Joseph Dietz, et al, parties of the third part; thence running with and binding on part of the first line along the south side thereof N 45°25'00" E - 17 feet²; thence running for a line of division in a southerly direction 111 feet² to intersect the third line in deed 7209 folio 771, thence running with and binding on part of the third line S 71°27'10" W - 9 feet² to the beginning of the third line in deed 8751 folio 213, thence running with and binding on part of said third line S 71°27'10" W - 15 feet²; thence running for three lines of division as follows: in a northerly direction 15 feet²; in a easterly direction 5 feet²; and in a northerly direction 86 feet² to the place of beginning.

EXHIBIT "C"

J.O. 91-003

Engineers - Surveyors - Site Planners

010632.467



PLAT TO ACCOMPANY DESCRIPTION
VARIABLE WIDTH EASEMENT
FOR INGRESS & EGRESS
4121 & 4123 WASHINGTON BLVD.
13TH ELECT. DIST. BALTIMORE CO., MD.
SCALE: 1" = 20' NOV. 14, 1991



PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204

EXHIBIT "C-1"